



BRIEFING BOOKLET  
Introduction

# POCD OVERVIEW

NEWINGTON  
2020 POCD

# 1

## Introduction

A Plan of Conservation and Development (POCD) is an official document, adopted by the Town Plan and Zoning Commission, which is intended to:

- Reflect Newington’s vision for the physical development of the community, and
- Outline strategies, policies, and action steps to help attain that vision.

While the POCD is primarily an advisory document, it is intended to provide a guide for local boards and commissions and establish a framework for consistent decision-making. The POCD is being prepared in accordance with Section 8-23 of the Connecticut General Statutes.

*“If you don’t know where you’re going, you’ll wind up somewhere else.”*

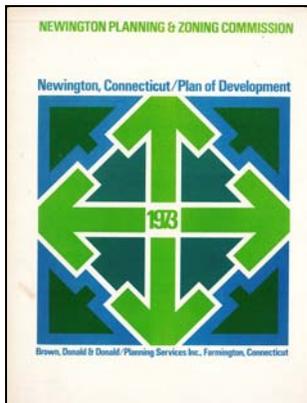
Yogi Berra  
Baseball Legend  
Renowned Punster

## Prior Plans

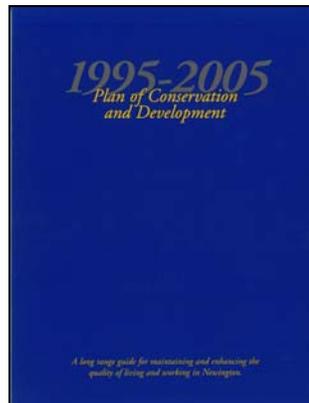
Newington prepared and adopted POCDs in the past to address community issues and opportunities and this POCD is being prepared for the same reasons.

Every so often, it makes sense for Newington to review its strategies and policies and identify action steps which reflect what Newington should be doing now and in the future to make the community an even better place.

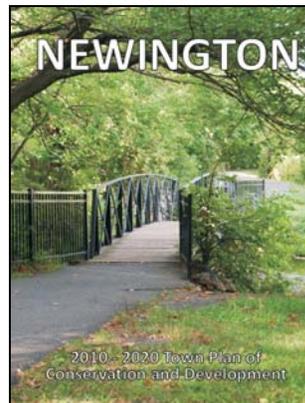
1973 POCD



1995 POCD



2010 POCD



EXCERPTS FROM CONNECTICUT GENERAL STATUTES 8-23

## Plan of Conservation and Development

### A Planning Commission shall:

- Prepare, adopt and amend a plan of conservation and development ...
- Review the plan of conservation and development at least once every ten years ...
- Adopt such amendments to the plan or parts of the plan ... as the commission deems necessary to update the plan.

### The Plan of Conservation and Development shall:

- be a statement of policies, goals and standards for the physical and economic development of the municipality, ...
- Show the commission's recommendation for the most desirable use of land within the municipality for residential, recreational, commercial, ... conservation, agricultural and other purposes and for the most desirable density of population in the ... parts of the municipality.
- Be designed to promote with the greatest efficiency and economy the coordinated development of the municipality and the general welfare and prosperity of its people.
- Make provision for the development of housing opportunities, including opportunities for multifamily dwellings consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region ...
- Promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs ...
- Take into account the state plan of conservation and development ... and note any inconsistencies it may have with said state plan.
- Consider the use of cluster development to the extent consistent with soil types, terrain, and infrastructure capacity.
- Consider the ... protection and preservation of agriculture,

### The Plan of Conservation and Development may:

- Show the commission's recommendation for a system of principal thoroughfares, parkways, bridges, streets and other public ways; for airports, parks, playgrounds and other public grounds; for general location, relocation and improvement of public buildings; for the general location and extent of public utilities and terminals, whether publicly or privately owned for water, sewerage, light, power, transit and other purposes; and for the extent and location of public housing projects.
- Include recommended programs for the implementation of the plan ...
- (Include) such other recommendations ... in the plan as will ... be beneficial to the municipality.

## POCD Preparation Process

The POCD will be prepared by the Town Plan and Zoning Commission with assistance from Town Staff and a planning consultant. Public participation will occur throughout the planning process so that the POCD will reflect a consensus on Newington’s vision for its future.

The process will involve the following elements:

- Independent research / investigation by a planning consultant
- Community meeting to help understand community concerns
- Preparation of briefing booklets covering key POCD topics based on the 2010 POCD and independent research / investigation
- Review / discussion of briefing booklets by the TPZ intended to generate consensus on planning strategies for Newington’s future
- Preparation of a first draft of a POCD
- Review / discussion of POCD first draft by the TPZ
- Community meeting to get feedback on revised POCD draft
- Refinement of POCD by TPZ based on community input
- Initiate adoption of updated POCD

	2019									2020						
	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	
<b>1. SCOPING / RESEARCHING</b>																
PZC Kick-off Meetings	■		■		■		■		■							
Independent Research / Analysis	■		■		■		■		■							
<b>Community Workshop</b>					■											
<b>2. ORGANIZING / STRATEGIZING</b>																
Prepare Briefing Books					■		■		■							
<b>PZC Strategy Sessions</b>					■		■		■							
<b>3. PREPARING / ADOPTING</b>																
Prepare First Draft									■							
Review / Refine Draft POCD									■		■					
<b>Community Meeting</b>											■					
PZC Finalize Proposed POCD											■		■			
Statutory Notice Period													■		■	
Review By Council / CRCOG													■		■	
<b>Public Hearing</b>													■		■	
Plan Adoption															■	

## Vision / Goal Statements

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The 2010 POCD contained the following vision statements which were intended to summarize the overall vision for Newington in the year 2020.

### Vision Statements

Newington will protect its environmental resources, particularly its wetlands and Cedar Mountain. Identifying additional open space will be a priority as will the stewardship of the community's land resources. Newington will maintain its historic resources, housing stock, public buildings, parks, schools and infrastructure at the highest quality possible.

Newington will continue to be primarily a medium density single family owner occupied community, with safe neighborhoods and excellent community services.

Newington will place a high priority on the appearance of its Town Center; the vitality of the Center's businesses and services; the Center's location as the place for governmental and institutional buildings; and the Center's character and compact size which distinguish Newington as a small New England suburban community, boundaries which should not be expanded into adjacent residential areas.

Newington will continue to recognize that the quality of life in this community is influenced and enhanced by the non-residential land uses that support the Town's grand list. These uses are essential to a vibrant and economically successful community; changes in zoning districts will be evaluated based on the characteristics of the surrounding area.

Newington will use its location within the Capitol Region as an asset to encourage new development and the reuse of older sites in harmony with surrounding areas.

As part of this POCD, it is envisioned that goal statements will be replaced by goal statements for each of the policy chapters of the POCD.